

REGULAR ZONING MEETING OF THE CITY COUNCIL
MONDAY, OCTOBER 21, 2013, 2:30 P.M.

BE IT REMEMBERED that a Regular Zoning Meeting of the City Council of Jackson, Mississippi was convened in the Council Chambers in City Hall at 2:30 p.m. on October 21, 2013, being the third Monday of said month when and where the following things were had and done to wit:

Present: Council Members: President, Charles Tillman; Vice-President, Melvin Priester, Jr.; Quentin Whitwell, Ward 1; De'Keither Stamps, Ward 4; and Margaret Barrett-Simon, Ward 7. Brenda Pree, City Clerk; Beatrice Byrd, Deputy City Clerk; Ester Ainsworth, Zoning Administrator; Carl Allen, Deputy Director of City Planning; Akili Kelly, Senior Planner and Azande Williams, Deputy City Attorney.

Absent: LaRita Cooper-Stokes, Ward 3 and Tony T. Yarber, Ward 6.

The meeting was called to order by **President Charles Tillman**.

President Tillman requested that the **Item No. 3** to be presented be moved forward on the Agenda. Hearing no objections, **President Tillman** recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 3849, including all applicable ordinances, statutes, and a brief review of documents included in the Council agenda packets which were the applicable zoning map, future land use map, photos of the subject area, staff report, application with exhibits and planning board meeting minutes. Thereafter, **President Tillman** requested that the Clerk read said Order:

ORDER APPROVING LUCKY TOWN BREWING COMPANY A USE PERMIT AND A VARIANCE FROM THE REQUIRED DISTANCE FOR THE SEPARATION OF LAND USES TO ALLOW FOR THE OPERATION OF A MICROBREWERY IN AN I-1 (LIGHT) INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 1710 NORTH MILL STREET, CASE NO. 3849.

WHEREAS, Lucky Town Brewing Company has filed a petition for a Use Permit and a Variance from the required distance for the separation of land uses to allow for the operation of a microbrewery in an I-1 (Light) Industrial District in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

WHEREAS, Jackson City Planning Board, after holding the required public hearing on September 24, 2013, has recommended approval of the said petition; and

WHEREAS, notice was duly and legally given to property owners and interested citizens that a meeting of the Council would be held at the City Hall at 2:30 p.m., Monday, October 21, 2013 to consider said change, based upon the record of the case as developed before the City Planning Board; and

WHEREAS, it appeared to the satisfaction of the City Council that notice of said petition had been published in the Clarion Ledger on September 5, 2013 and September 19, 2013 that a hearing would be held and had been held by the Jackson City Planning Board, as provided for by ordinances of the City of Jackson and the laws of the State of Mississippi, and that the Jackson City Planning Board had recommended approval of the petitioned Use Permit and Variance within the existing I-1 (Light) Industrial District of the City of Jackson; and

WHEREAS, the Council, after having considered the matter, is of the opinion that the proposed use would not be detrimental to the continued use, value, or development of properties

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in the vicinity, adversely affect vehicular traffic, can be accommodated by existing or proposed public services and facilities, and would not be hazardous, detrimental, or disturbing to present surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, electrical interference, or other nuisances, and that the request for a Use Permit within the existing I-1 (Light) Industrial District of the City of Jackson be granted; and

WHEREAS, the Council, after having considered the matter, is of the opinion that the literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the provisions of this Ordinance; the special conditions and circumstances exist that do not result from actions of the applicant and there would not be any special privilege conferred upon the applicant that is denied by this Ordinance to other similar lands, structures or buildings in the same district and that the request for a Variance from the separation of land use requirements within the existing I-1 (Light) Industrial District of the City of Jackson be granted; and

NOW, THEREFORE, BE IT ORDERED BY THE COUNCIL OF THE CITY OF JACKSON, MISSISSIPPI:

SECTION 1. That the property located in the City of Jackson, First Judicial District of Hinds County, Mississippi, more particular described as follows:

Part of Block X of Millsaps College Addition in the City of Jackson, Hinds County, Mississippi and described as follows:

Begin a tan iron pin marking the Easterly right-of-way line of Mill Street with the North right-of-way line of Livingston Street; from said Point of Beginning, run thence North 12 degrees 38 minutes East along said Easterly right-of-way line which is the back of curb a distance of 100.0 feet; thence South 89 degrees 46 minutes East, a distance of 186.77 feet; thence North 0 degrees 21 minutes East, a distance of 122.08 feet; thence North 89 degrees 46 minutes West, a distance of 35.18 feet; thence North 12 degrees 38 minutes East, a distance of 127.22 feet to the South right-of-way line of McTyre Avenue; thence South 89 degrees 46 minutes East, along said South right-of-way line a distance of 156.4 feet to the East line of a 30-foot alley; thence South 0 degrees 21 minutes West, along said East line a distance of 344.0 feet to the North right-of-way line of said Livingston Street; thence North 89 degrees 46 minutes West, along said North right-of-way line, a distance of 356.33 feet to the Point of Beginning, containing 1.675 acres, more or less.

be and is hereby modified so as to approve a Use Permit and a Variance from the required distance for the separation of land uses in an I-1 (Light) Industrial District to allow for the operation of a micro brewery provided, however that before a Use Permit is issued for any structure to be erected or use thereof on said property, the applicant must meet the requirements established through the Site Plan Review process.

President Tillman recognized **Attorney Matthew McLaughlin**, who addressed the Council and argued in favor of the approval of a Use Permit and a Variance from the required distance for the separation of land uses to allow for the operation of a microbrewery in an I-1 (Light) Industrial District.

President Tillman recognized **Monica Cannon, Midtown Neighborhood Association Representative**, who addressed the Council and argued in favor of the approval of a Use Permit and a Variance from the required distance for the separation of land uses to allow for the operation of a microbrewery in an I-1 (Light) Industrial District.

President Tillman recognized **Chip Jones, Co-owner of Lucky Town Brewing Company**, who addressed the Council and argued in favor of the approval of a Use Permit and a Variance from the required distance for the separation of land uses to allow for the operation of a

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microbrewery in an I-1 (Light) Industrial District.

There was no opposition from the public.

Council Member Barrett-Simon moved adoption; **Council Member Whitwell** seconded.

Yeas- Barrett-Simon, Priester, Stamps, Tillman and Whitwell.

Nays- None.

Absent- Cooper-Stokes and Yarber.

Council Member Whitwell left the meeting at 2:49 p.m. and wanted to note for the record being in favor of "Yes" on Item No. 2, Case No. 3848.

President Tillman recognized Zoning Administrator **Ester Ainsworth** who provided the Council with a procedural history of Case No. 3846, including all applicable ordinances, statutes, and a brief review of documents included in the Council agenda packets which were the applicable zoning map, future land use map, photos of the subject area, staff report, application with exhibits and planning board meeting minutes. Thereafter, **President Tillman** requested that the Clerk read said Order:

ORDER APPROVING MR. CLEOTHO LINDSEY (4 YOUR OCCASIONS) A VARIANCE TO ADD AN ADDITION ONTO THE EXISTING BUILDING WITHIN NINE (9) FEET OF SIDE PROPERTY LINE WHERE A TWENTY-FIVE (25) FT SETBACK IS REQUIRED FOR THE STREET SIDE OF A CORNER LOT IN A C-2 (LIMITED) COMMERCIAL DISTRICT ON PROPERTY LOCATED AT 1015 W. NORTHSIDE DRIVE (PARCELS 425-12 & 425-22), CASE NO. 3846

WHEREAS, Mr. Cleotho Lindsey (4 Your Occasions) has filed a petition for a variance to add an addition onto the existing building within nine (9) feet of the side property line where a twenty-five (25) feet setback is required for the street side of a corner lot in a C-2 (Limited) Commercial District on property located at 1015 W. Northside Drive (Parcels 425-12 & 425-22), in the City of Jackson, First Judicial District of Hinds County, Mississippi; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has recommended approval of the said petition; and

WHEREAS, notice was duly and legally given to property owners and citizens interested that a meeting of the Council would be held at the City Hall at 2:30 p.m., Monday, October 21, 2013, to consider said change, based upon the record of the case as developed before the Jackson City Planning Board; and

WHEREAS, it appeared to the satisfaction of the City Council that notice of said petition had been published in the Clarion Ledger on September 5, 2013 and September 19, 2013 that a hearing would be and had been held by the Jackson City Planning Board, all as provided for by ordinances of the City of Jackson and the laws of the State of Mississippi, and that the Jackson City Planning Board had recommended approval of the petitioned variance subject to Site Plan Review and any other requirements of the City of Jackson for the above described property, within the existing zoning of the City of Jackson; and

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WHEREAS, the Council, after having considered the matter, is of the opinion that the proposed variance will not confer upon the applicant any special privileges that is denied by this Ordinance to other similar lands, structures or buildings in the same district; and

NOW, THEREFORE, BE IT ORDERED BY THE COUNCIL OF THE CITY OF JACKSON, MISSISSIPPI:

That the property located in the City of Jackson, First Judicial District of Hinds County, Mississippi, more particular described as follows:

Parcel Number: 425-12

WESTERN HALF OF LOTS 12 & 21, COTTAGE GROVE SUBDIVISION.

Parcel Number 425-22

WESTERN HALF OF LOTS 11 & 22, COTTAGE GROVE SUBDIVISION.

be and is hereby modified so as to approve a variance to add an addition onto the existing building within nine (9) feet of the side property line where a twenty-five (25) feet setback is required for the street side of a corner lot in a C-2 (Limited) Commercial District on property located at 1015 W. Northside Drive (Parcels 425-12 & 425-22), provided, however that the applicant must meet the requirements established through the Site Plan Review process and the said applicant is hereby granted a permanent variance to so use said property.

SECTION 2. That this Order shall be effective 30 days after its passage.

President Tillman recognized Cleo Lindsey, property owner, who addressed the Council and argued in favor of the approval of the said Variance to add an addition onto the existing building within nine (9) feet of the side property line where a 25 feet setback is required in a C-2 (Limited) Commercial District for the street side of a corner lot.

There was no opposition from the public.

Council Member Priester moved adoption; Council Member Barrett-Simon seconded.

Yeas- Barrett-Simon, Priester, Stamps and Tillman.

Nays- None.

Absent- Cooper-Stokes, Whitwell and Yarber.

President Tillman recognized Zoning Administrator Ester Ainsworth who provided the Council with a procedural history of Case No. 3848, including all applicable ordinances, statutes, and a brief review of documents included in the Council agenda packets which were the applicable zoning map, future land use map, photos of the subject area, staff report, application with exhibits and planning board meeting minutes. Thereafter, President Tillman requested that the Clerk read said Order:

ORDINANCE APPROVING DAVID HOARD (JSU FOUNDATION), MATTHEW S. PAPA, GEORGIA M. BUCHANAN (RMB PROPERTIES, LLC) R. MARK FIELDS, VINCENT MANGUM, JULIET VAUGHN, ANNETTE WALKER, GLORIA MCCRAY, LISA BAILEY, NARAH OTIS FOR ALICE R. DEAN, ROYCE C. GREEN SR., BRENDA VAUGHN, GEORGIA GREEN, DEBRA FREE, CHRISTINE TURNAGE, DEMARCUS SMITH, SR., JERRY CRAWFORD, RONALD L. LOYD, EDDIE EDWARDS, GRACE HOLLINS GUDGER, BLUEGRASS PROPERTIES, MARIETTE JOHNSON, NEW HORIZON MINISTRIES, PRENTISS N. SMITH, BEVERLY HANDY, TOMMY BANKS, LONNIE BANKS AND BOBBIE GREENA REZONING FROM R-2 (SINGLE-FAMILY & TWO-FAMILY) RESIDENTIAL DISTRICT, R-2A (SINGLE-FAMILY), R-5 (MULTI-FAMILY), C-2 (LIMITED) COMMERCIAL DISTRICT AND C-2 (GENERAL) COMMERCIAL DISTRICT TO CMU-1 (COMMUNITY) MIXED-USE DISTRICT FOR PROPERTY LOCATED ON MULTIPLE PARCELS WITHIN THE BOUNDARIES OF PEARL ST (N), JR LYNCH ST (S), POINDEXTER ST (W) AND MINERVA ST (E) CASE NO. 3848

WHEREAS, David Hoard (JSU Foundation), Matthew S. Papa, Jr., Georgia M. Buchanan (RMB Properties, LLC) R. Mark Fields, Vincent Mangum, Juliet Vaughn, Annette Walker, Gloria McCray Lisa Bailey, Narah Otis for Alice R Dean, Royce C. Green, Sr., Brenda Vaughn, Georgia Green, Debra Free, Christine Turnage, Demarcus Smith, Sr. , Jerry Crawford, Ronald L. Loyd, Eddie Edwards, Grace Hollins Gudger, Bluegrass Properties, Mariette Johnson, New Horizon Ministries, Prentiss N Smith, Beverly Handy, Tommy Banks, Lonnie Banks, Josephine S. Kerns and Bobbie Green has filed a petition to rezone property located on multiple parcels located within the boundaries of Pearl Street (N), JR Lynch Street (S), Poindexter Street (W) and Minerva Street (E) in the City of Jackson, First Judicial District of Hinds County, Mississippi, from R-2 (Single-family & Two-family) Residential District, R-2A (Single-family) Residential District, R-5 (Multi-family) Residential District, C-2 (Limited) Commercial District and C-3 (General) Commercial District to CMU-1 (Community) Mixed-Use District; and

WHEREAS, the Jackson City Planning Board, after holding the required public hearing, has recommended approval to rezone the properties from R-2 (Single-family & Two-family) Residential District, R-2A (Single-family) Residential District, R-5 (Multi-family) Residential District, C-2 (Limited) Commercial District and C-3 (General) Commercial District to CMU-1 (Community) Mixed-Use District; and

WHEREAS, notice was duly and legally given to property owners and interested citizens that a meeting of the Council would be held at the City Hall at 2:30p.m., Monday, October 21, 2013 to consider said change, based upon the record of the case as developed before the City Planning Board; and

WHEREAS, it appeared to the satisfaction of the City Council that notice of said petition had been published in the Clarion Ledger on September 5, 2013 and September 19, 2013 and that a hearing would be held by the Jackson City Planning Board on September 25, 2013, all as provided for by ordinances of the City of Jackson and the laws of the State of Mississippi, and that the Jackson City Planning Board had recommended approval of the petitioned rezoning of the above described property to CMU-1 (Community) Mixed-Use District and within the existing zoning of the City of Jackson; and

WHEREAS, it appears to the Council that such changes would be in keeping with sound land use practice and to the best interest of the City and that there has been a substantial change in the land use character of the surrounding area that justifies rezoning the property and there is a public need for additional property in that area zoned in accordance with the request; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JACKSON, MISSISSIPPI:

SECTION 1. That the property located in the City of Jackson, First Judicial District of Hinds County, Mississippi, more particular described as follows:

- Parcel 144-121 - LOT 10, BLOCK D, BEARDS RESURVEY.
Parcel 144-122 - LOT 11, BLOCK D, BEARDS RESURVEY.
Parcel 144-123 - LOT 12 & 13, BLOCK D, BEARDS RESURVEY.
Parcel 144-123-1 - LOT 16, BLOCK D, BEARDS RESURVEY LESS THAN 6.3 FEET ON THE WESTSIDE.
Parcel 144-123-3 - LOT 14, BLOCK D, BEARDS RESURVEY LESS THAN 11.7 FEET ON THE EASTSIDE.
Parcel 144-124 - LOT 17 & 18, BLOCK D, BEARDS RESURVEY.
Parcel 144-125 - LOT 19, BLOCK D, BEARDS RESURVEY.
Parcel 144-126 - LOT 20, BLOCK D, BEARDS RESURVEY.
Parcel 144-127 - LOTS (21, 22, 23 & 24), BLOCK D, BEARDS RESURVEY.
Parcel 144-128 - LOT 25, BLOCK D, BEARDS RESURVEY.
Parcel 144-129 - LOT 26, BLOCK D, BEARDS RESURVEY.
Parcel 144-130 - LOT 27, BLOCK D, BEARDS RESURVEY.
Parcel 144-84 - WEST HALF OF LOTS 1 AND 2, BLOCK C, BEARDS RESURVEY.
Parcel 144-84-1 - EAST ½ OF LOTS 1 & 2, BLOCK C, BEARDS RESURVEY.
Parcel 144-85 - LOT 3, BLOCK C, BEARDS RESURVEY.
Parcel 144-87 - LOT 5, BLOCK C, BEARDS RESURVEY.
Parcel 144-88 - LOT 6, BLOCK C, BEARDS RESURVEY.
Parcel 144-89 - LOT 7, BLOCK C, BEARDS RESURVEY.
Parcel 144-90 - LOT 8, BLOCK C, BEARDS RESURVEY.
Parcel 144-91 - LOT 9, BLOCK C, BEARDS RESURVEY.
Parcel 144-98-1 - LOT 18, BLOCK C, BEARDS RESURVEY LESS THAN 3.8 FEET OF THE EASTSIDE.
Parcel 144-98-2 - EAST 25 FEET OF LOT 17 & WEST 7 FEET OF LOT 18, BLOCK C, BEARDS RESURVEY.
Parcel 144-98-3 - WEST 15 FEET OF LOT 17 & EAST 17 FEET OF LOT 16, BLOCK C, BEARDS RESURVEY.
Parcel 144-98-4 - 37.2 FEET ON THE WESTSIDE OF LOTS 19 & 20 & 3.8 FEET ON THE EASTSIDE OF LOT 18, BLOCK C, BEARDS RESURVEY.
Parcel 144-101 - LOT 21, BLOCK C, BEARDS RESURVEY.
Parcel 144-102 - LOT 22, BLOCK C, BEARDS RESURVEY.
Parcel 144-103 - LOT 23, BLOCK C, BEARDS RESURVEY.
Parcel 144-104 - LOTS 24 & 25, BLOCK C, BEARDS RESURVEY.
Parcel 144-105 - LOT 26, BLOCK C, BEARDS RESURVEY.
Parcel 144-106 - LOT 27, BLOCK C, BEARDS RESURVEY.
Parcel 144-108 - LOT 29, BLOCK C, BEARDS RESURVEY.
Parcel 144-42-2 - LOT 2 & SOUTH 1/2 OF LOT 3, BLOCK B, CHAPMAN SMYLLIE SUBDIVISION LESS TO STREET.
Parcel 144-42-3 - 20.4 FEET ON THE SOUTHSIDE OF PEARL STREET BY 53 FEET NORTH & SOUTH IN NORTHWEST CORNER OF LOT 3, BLOCK B, CHAPMAN SMYLLIE SUBDIVISION.
Parcel 144-42-4 - LOT 4, BLOCK B, CHAPMAN SMYLLIE SUBDIVISION.
Parcel 144-42-5 - LOT 5, BLOCK B, CHAPMAN SMYLLIE SUBDIVISION LESS TO STREET.
Parcel 144-42-6 - LOT 6, BLOCK B, CHAPMAN SMYLLIE SUBDIVISION LESS TO STREET.
Parcel 144-42-7 - LOT 7, BLOCK B, CHAPMAN SMYLLIE SUBDIVISION LESS TO STREET.
Parcel 144-42-8 - 48 FEET ON THE SOUTHSIDE OF LOT 8, BLOCK B, CHAPMAN SMYLLIE SUBDIVISION.
Parcel 144-42-9 - 28 FEET ON THE NORTH SIDE OF LOT 8, BLOCK B, CHAPMAN SMYLLIE SUBDIVISION.
Parcel 144-42-10 - 40.5 FEET ON THE WEST SIDE OF LOT 9, BLOCK B, CHAPMAN SMYLLIE SUBDIVISION.
Parcel 144-42-11 - LOT 10, BLOCK B, CHAPMAN SMYLLIE SUBDIVISION LESS TO STREET.
Parcel 144-42-12 - LOT 11, BLOCK B, CHAPMAN SMYLLIE SUBDIVISION LESS TO

STREET EAST END.

Parcel 144-42-13 -52 FEET ON THE EAST SIDE OF LOT 9, CHAPMAN SMYLLIE SUBDIVISION.

Parcel 144-117 -LOT 2, BLOCK D, BEARDS RESURVEY.

Parcel 144-118 -LOTS 3, 4, 5, 6, & 7, BLOCK D, BEARDS RESURVEY.

Parcel 144-132 -LOT 29, BLOCK D, BEARDS RESURVEY.

Parcel 144-133 -LOT 30, BLOCK D, BEARDS RESURVEY.

Parcel 144-134 -LOT 31, BLOCK D, BEARDS RESURVEY.

Parcel 144-135-1 -LOT 35, BLOCK D, BEARDS RESURVEY.

Parcel 144-137 -LOTS 36 & 37, BLOCK D, BEARDS RESURVEY.

Parcel 144-20 -LOT 1, BLOCK 17, OLIN SURVEY LESS THAN 5 FEET OFF THE WEST SIDE.

Parcel 144-21 - 44 FEET ON THE EASTSIDE OF LOT 2 & 5 FEET OFF THE WESTSIDE OF LOT 1, BLOCK 17, OLIN SURVEY.

Parcel 144-23 -BEGINNING AT THE NORTHWEST CORNER OF BLOCK 17, OLIN SURVEY, GO EAST FOR 135.6 FEET, GO THENCE SOUTH FOR 104.6 FEET, GO THENCE EAST FOR 67.9 FEET. GO THENCE SOUTH FOR 104.5 FEET, GO THENCE WEST FOR 124 FEET, GO THENCE NORTH FOR 139.4 FEET, GO THENCE WEST FOR 13.8 FEET, GO THENCE NORTH FOR 10 FEET, GO THENCE WEST FOR 71.3 FEET, GO THENCE NORTH FOR 60 FEET TO THE POINT OF BEGINNING BEING PART OF LOT 4 AND PART OF LOT 3, BLOCK 17, OLIN SURVEY.

Parcel 144-23-1 -BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 17, OLIN SURVEY, GO SOUTH 104.5 FEET, GO THENCE WEST FOR 67.9 FEET, GO THENCE NORTH FOR 104.6 FEET, GO THENCE EAST FOR 73.4 FEET TO THE POINT OF BEGINNING BEING PART OF LOT 3, BLOCK 17 OLIN SURVEY.

Parcel 144-23-3 -BEGINNING AT 60 FEET SOUTH OF THE NORTHWEST CORNER OF BLOCK 17, OLIN SURVEY, GO EAST 71.3 FEET, GO THENCE SOUTH 10 FEET, GO THENCE EAST 13.8 FEET, GO THENCE SOUTH 50 FEET, GO THENCE WEST 85 FEET, GO THENCE NORTH 59.6 FEET TO THE POINT OF BEGINNING BEING PART OF LOT 4, BLOCK 17, OLIN SURVEY.

Parcel 144-23-4 -BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, OLIN SURVEY, GO NORTH 47.8 FEET, GO THENCE EAST 85 FEET, GO THENCE SOUTH 47.8 FEET, GO THENCE WEST 85 FEET TO POINT OF BEGINNING BEING PART OF LOT 4, OLIN SURVEY.

Parcel 144-24 -LOT 5, BLOCK 17, OLIN SURVEY.

Parcel 144-25 -89 FEET OFF NORTH END OF THE WEST ½ OF LOT 6, BLOCK 17, OLIN SURVEY.

Parcel 144-28-1 -40 FEET EAST & WEST X 90 FEET NORTH & SOUTH BEGINNING AT 15 FEET WEST OF NORTHEAST CORNER OF LOT 7, BLOCK 17, OLIN SURVEY.

Parcel 144-29 -48 FEET EAST & WEST X 94 FEET NORTH & SOUTH BEING IN THE MIDDLE PART OF THE SOUTH 1/2 OF LOT 7, BLOCK 17, OLIN SURVEY.

Parcel 144-30 15 FEET ON THE EAST SIDE OF LOT 7 AND 30 FEET OFF THE WEST SIDE OF LOT 8, BLOCK 17, OLIN SURVEY.

Parcel 144-31 - 50 FEET EAST & WEST X 100 FEET NORTH & SOUTH IN SOUTHEAST CORNER OF LOT 8, BLOCK 17, OLIN SURVEY.

Parcel 144-32 -50 FEET EAST AND WEST BY 89 FEET NORTH AND SOUTH IN THE NORTHEAST CORNER OF LOT 8, BLOCK 17, OLIN SURVEY.

Parcel 144-33 -50 FEET ON THE WEST SIDE OF LOT 9, BLOCK 17, OLIN SURVEY.

Parcel 144-34 -30 FEET EAST & WEST X 100 FEET NORTH & SOUTH NORTHEAST CORNER LOT 9, BLOCK 17, OLIN SURVEY.

Parcel 144-35 -30 FEET EAST & WEST X 89 FEET NORTH & SOUTH IN THE SOUTHEAST CORNER OF LOT 9, BLOCK 17, OLIN SURVEY.

Parcel 144-37 -39 FEET ON THE WEST SIDE OF LOT 3, BLOCK 18, OLIN SURVEY.

Parcel 144-38 -LOT 4, BLOCK 18, OLIN SURVEY.

Parcel 144-39 -EAST ½ OF LOT 6, BLOCK 18, OLIN SURVEY.

Parcel 144-40 -WEST 1/2 OF LOT 6, LESS 60 FEET ON SOUTH END OF BLOCK 18, OLIN SURVEY.

Parcel 144-40-1 -60 FEET OFF THE SOUTH END OF THE WEST 1/2 OF LOT 6, BLOCK 18, OLIN SURVEY.

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Parcel 144-70 - LOT 10, BLOCK B, BEARDS RESURVEY.

Parcel 143-43 -BEGINNING AT THE SOUTH SIDE OF PASCAGOULA STREET FOR 699.8 FEET WEST OF CLIFTON STREET GO WEST 26.43 FEET, SOUTH 133 FEET, EAST 22 FEET, NORTH 133 FEET TO BEGINNING IN EAST 1/2 OF LOT 9, CLIFTON ESTATES SURVEY.

Parcel 143-50 -60.33 FEET ON THE SOUTH SIDE OF PEARL STREET X 210 FEET NORTH & SOUTH BEG INNING 202.17 FEET WEST OF THE NORTHEAST CORNER OF LOT 19 IN LOT 19, CLIFTON ESTATES SURVEY.

is hereby rezoned and changed from R-2 (Single-family & Two-family) Residential District, R-2A (Single-family) Residential District, R-5 (Multi-family) Residential District, C-2 (Limited) Commercial District and C-3 (General) Commercial District to CMU-1 (Community) Mixed-Use District provided, however that before a permit is issued for any structure to be erected on the said property, or for any use thereof, provision for adequate off-street parking must be made and approved by the Department of Planning Development and the Department of Public Works. The Zoning Administrator is ordered to note such change on the Official Zoning Map to the City of Jackson, Mississippi.

SECTION 2. That the cost of publication of this Ordinance shall be borne by the petitioner.

SECTION 3. That this Ordinance shall be effective thirty(30) days after its passage and after publication of same by the petitioner.

President Tillman recognized **David Hoard, VP of Institutional Advancement and JSU Foundation**, who addressed the Council and argued in favor of the approval of a Rezoning from R-2 (Single-family) Residential Property, R-5 (Multi-family) Residential District, C-2 (Limited) Commercial District and C-3 (General) Commercial District to CMU-1 (Community) Mixed-Use District to allow for the development of the property as a community mixed use project.

President Tillman recognized **Jason Brookins**, who addressed the Council and argued in favor of the approval of a Rezoning from R-2 (Single-family) Residential Property, R-5 (Multi-family) Residential District, C-2 (Limited) Commercial District and C-3 (General) Commercial District to CMU-1 (Community) Mixed-Use District to allow for the development of the property as a community mixed use project.

There was no opposition from the public.

Council Member Barrett-Simon moved adoption; **Council Member Priester** seconded.

Yeas- Barrett-Simon, Priester, Stamps, Tillman and Whitwell.

Nays- None.

Absent- Cooper-Stokes and Yarber.

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**ORDER GRANTING EXTENSION OF SPECIAL EXCEPTIONS AND
USE PERMITS FOR ONE YEAR.**

Coming for consideration are requests for the approval of the following for certification of renewal for one year and after the anniversary date of approval for Use Permit or Special Exceptions as follows:

CASE NO.	NAME	LOCATION	USE	GRANTED
SE -2697 Ward 5	Alma Ruffin	4212 Oakmont Drive	Day Care Center	10/05/1988
SE -3689 Ward 5	Tracey Crowell	2913 Shelia Drive	Day Care Center	10/20/2008

IT IS HEREBY ORDERED by the Council of the City of Jackson that the said Use Permits and/or special Exceptions be and the same are hereby extended for another year from and after the anniversary date granting said permits.

Council Member Priester moved adoption; **Council Member Stamps** seconded.

Yeas- Barrett-Simon, Priester, Stamps and Tillman.

Nays- None.

Absent- Cooper-Stokes, Whitwell and Yarber.

There being no further business to come before the City Council, it was unanimously voted to adjourn until the Regular Meeting to be held at 6:00 p.m. on Tuesday, October 22, 2013; and at 3:22 p.m., and the Council stood adjourned.

ATTEST:



CITY CLERK

APPROVED:

 11-10-13

MAYOR **DATE**
